

613398

Pol. No. A-389067 -A-389541 LD INU-250688 Hoosier State Bank of Indiana  
479 State Street, Hammond, In 46320

613398

**ASSIGNMENT OF RENTS CHICAGO TITLE INSURANCE COMPANY  
INDIANA DIVISION**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned:

JOHN G. LOKAS

of the City of Hammond County of Lake and State of Indiana

in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over unto HOOSIER STATE BANK, HAMMOND, INDIANA, a corporation organized and existing under the laws of the State of Indiana (hereinafter referred to as the Assignee) all the rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of or any agreement for the use or occupancy of any part of the following described premises:

Lot 28, except the following: Beginning at the Southwest corner thereof, thence North 89 degrees 12 minutes 37 seconds East 16.32 feet on the South line of said lot, thence North 51 degrees 26 minutes 21 seconds West 20.79 feet to a point on the West line of said lot, thence South 00 degrees 15 minutes 42 seconds West 13.18 feet on the West line of said lot to the point of beginning, and, Lots 29 to 42, both inclusive, in Chicago Avenue Addition, in the City of Hammond, as shown in Plat Book 16, page 23, in Lake County, Indiana, and also the vacated 20 foot alley North of and adjacent to the above described real estate.

Document No. 612530

It being the intention of the undersigned to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Assignee, whether the said leases or agreements may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Assignee under the power herein granted.

The undersigned, do hereby irrevocably appoint the said Assignee their agent for the management of said property, and do hereby authorize the Assignee to let and re-let said premises or any part thereof, according to its own discretion, and to bring or defend any suits in connection with said premises in its own name or in the names of the undersigned, as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the said Assignee may do.

It being understood and agreed that the said Assignee shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Assignee, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses and the care and management of said premises, including taxes and assessments which may in its judgment be deemed proper and advisable, hereby ratifying and confirming all that said Assignee may do by virtue hereof. It being further understood and agreed that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by them at the rate of \$3 per month, and a failure on their part to promptly pay said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and detainer and the Assignee may in its own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto and shall be construed as a covenant running with the land, and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the said Assignee shall have been fully paid, at which time this assignment and power of attorney shall terminate.

It is understood and agreed that the Assignee will not assume any of its rights under this Assignment until after default in the payment of any indebtedness or liability of the undersigned to the Assignee.

DO WITNESS WHEREOF, the undersigned have hereunto set their hand and seal, this 26th day of

December, A. D. 1930

*John G. Lokas*  
John G. Lokas

STATE OF INDIANA  
COUNTY OF LAKE

I, Mary Ann Searcy, Notary Public in and for said County of Lake, do hereby certify that JOHN G. LOKAS



personally known me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 27th day of January, A. D. 1931, and acknowledged that he executed the same for the uses and purposes therein set forth.

MARY ANN SEARCY  
Notary Public, Lake Co., IN  
My Commission Expires June 15, 1934

*Mary Ann Searcy*  
Mary Ann Searcy

STATE OF INDIANA  
COUNTY OF LAKE  
RECORDED  
JAN 27 1931  
11 AM BIL  
REC'D